



*Gaithersburg*

*A CHARACTER COUNTS! CITY*

# **DWELLING UNITS AND ESTIMATED POPULATION**

January 2003

City of Gaithersburg  
Planning and Code Administration  
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## **DWELLING UNITS AND ESTIMATED POPULATION**

January 2003

### **CITY OFFICIALS**

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#### **Council Members:**

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#### **Community Planning Team:**

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## PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of January 1, 2003.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

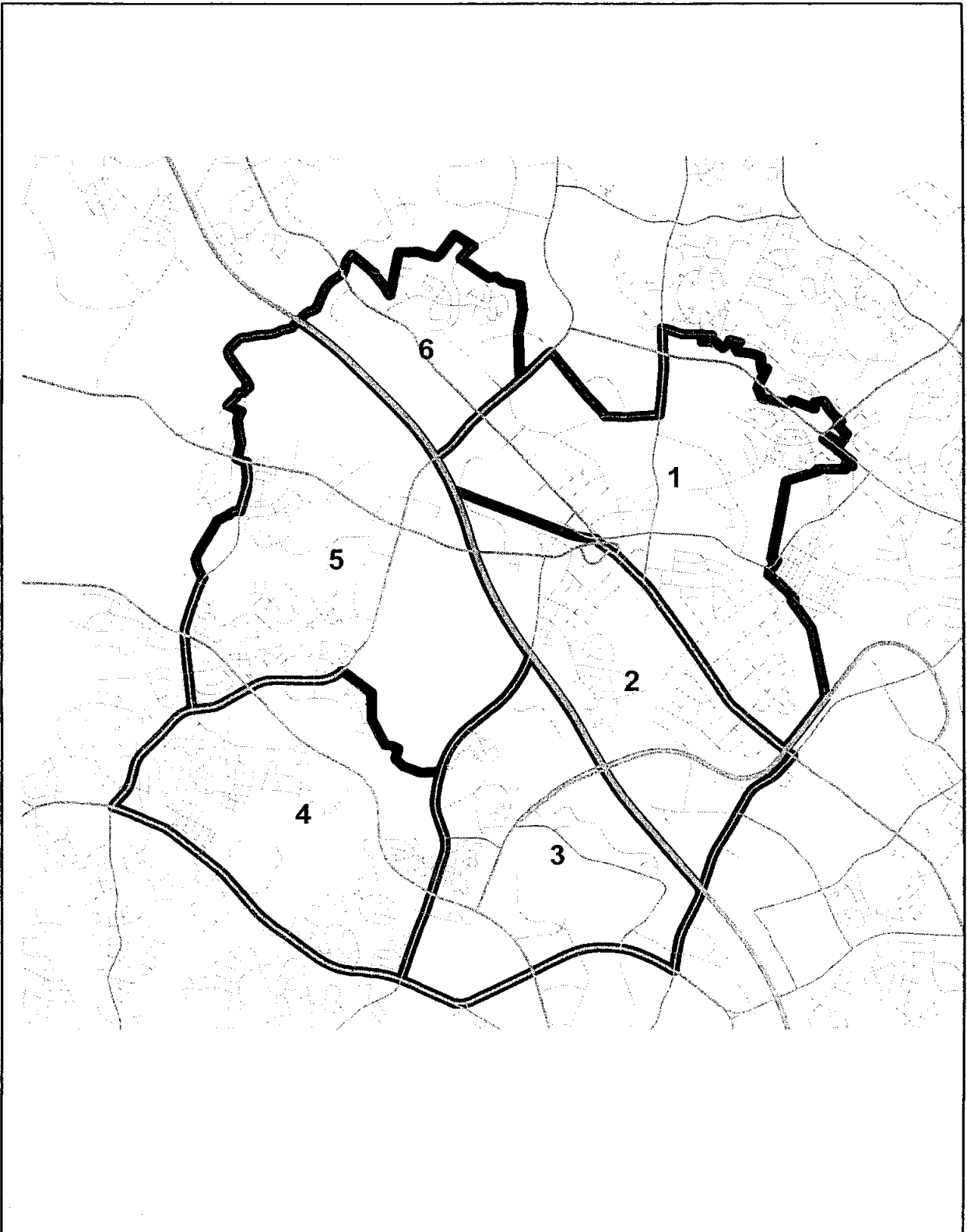
Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.18 people was used for single-family residences; 2.78 people for townhouses; 2.12 people per apartment unit; and 1.73 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1997 Census Update Survey results for the City of Gaithersburg and differ from the multipliers used countywide. The *Dwelling Unit and Estimated Population* reports prepared by the City prior to the January 1, 2002 issue, used a different set of multipliers based on the 1990 Census.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration.

## City of Gaithersburg Planning Neighborhoods



## CHART DEFINITIONS AND ABBREVIATIONS

**CONDOMINIUM (C):** townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

**CURRENT DWELLING UNIT (CUR DU):** a dwelling unit available for occupancy as of the date of this report.

**CURRENT POPULATION (CURRENT POP):** estimated population based on formula: 3.18 people per single family residence, 2.78 people per townhouse, 2.12 people per apartment and 1.73 person per unit for the elderly.

**FUTURE DWELLING UNIT (FUT DU):** a dwelling unit approved for construction or under construction as of the date of this report.

**HOMEOWNERS' ASSOCIATION (H):** a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

**NEIGHBORHOOD:** one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

**OTHER USES:** houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

**PROJECTED FUTURE POPULATION (PROJECTED FUT POP):** total estimated population upon completion of all approved residential construction projects.

**PROJECTED GROWTH:** estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

**RENTAL (R):** a dwelling unit that is available for rent.

**TAX MAP:** maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

**TO BE COMPLETED (TO BE COMPL):** dwelling units approved to be constructed, but not yet built.

**UNITS COMPLETED (UNITS COMPL):** completed dwelling units ready for occupancy.

**UNIT TOTAL:** combination of completed and to be completed dwelling units.

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NEIGHBORHOOD 1 OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.18 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP
E. DEER PARK/LYNPARK/BEANE		FT 561	405	405	0	0	1,288	0	1,288
EAST DIAMOND		FT 562	21	15	6	0	48	0	48
EMORY HILLS (COX PROPERTY)		FT 563	6	6	0	0	19	0	19
EMORY WOODS		FT 563	11	11	0	0	35	0	35
HIDDEN CREEK:									
LAND BAY I		FT 563	22	0	0	22	0	70	70
LAND BAY II		FT 563	31	0	0	31	0	99	99
LAND BAY III		FT 563	16	0	0	16	0	51	51
REALTY PARK		FT 342	60	58	2	0	184	0	184
RUSSELL & BROOKES ADDITION		FT 562	65	51	14	0	162	0	162
SAYBROOKE II	H	FT 562	143	143	0	0	455	0	455
SAYBROOKE IV	H	GT 122	19	19	0	0	60	0	60
SAYBROOKE VILLAGE	H	GT 122	416	416	0	0	1,323	0	1,323
SCATTERED (I)		FT 562	7	7	0	0	22	0	22
WALKER'S ADDITION		FT 562	28	28	0	0	89	0	89
GATEWAY COMMONS	H	FS 563	52	52	0	0	165	0	165
WHETSTONE RUN	H	FT 562	86	86	0	0	273	0	273
SINGLE FAMILY SUBTOTAL			1,388	1,297	22	69	4,124	219	4,344

(I) SCATTERED INCLUDES ST.MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607,& 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.78 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP
ASBURY VILLAS (DUPLEXES)*		FT 342	77	74	3	0	128	0	128
AUDUBON SQUARE (FALLBROOK)	H	FT 562	234	234	0	0	651	0	651
CAROLANN COURTS CONDO	C	FT 562	24	24	0	0	67	0	67
EMORY WOODS		FT 563	27	27	0	0	75	0	75
GATEWAY COMMONS	H	FS 563	83	83	0	0	231	0	231
HIDDEN CREEK:									
LAND BAY I		FT 563	57	0	0	57	0	165	165
LAND BAY III		FT 563	325	0	0	325	0	939	939
LEE AVENUE DUPLEXES	H	FT 562	4	4	0	0	11	0	11
NEWPORT ESTATES SECTION I	C	FT 562	54	54	0	0	150	0	150
NEWPORT ESTATES SECTION II	C	FT 562	103	103	0	0	286	0	286
NEWPORT ESTATES SECTION III	C	FT 562	134	134	0	0	373	0	373
TOWNHOUSE SUBTOTAL			1,122	737	3	382	1,971	1,104	3,075

\* Population Factor: 1.73

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NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
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DWELLING TYPE: APARTMENTS			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
2.12	C	MAP							
ARCHSTONE AT SAYBROOKE	R	GT 122	252	252	0	0	534	0	534
ASBURY**		FT 562	832	832	0	0	1,439	0	1,439
ASBURY ASSISTED LIVING**		FT 562	133	133	0	0	230	0	230
BROOK MANOR	R	FT 562	11	11	0	0	23	0	23
CEDAR COURT	R	FT 562	68	68	0	0	144	0	144
CRESTWOOD	R	FT 562	108	108	0	0	229	0	229
DALAMAR	R	FT 342	120	120	0	0	254	0	254
DEER PARK APARTMENTS	R	FT 562	22	22	0	0	47	0	47
DEER PARK GARDENS	R	FT 561	40	38	2	0	81	0	81
DIAMOND COURTS	R	FT 562	26	26	0	0	55	0	55
FLOWERS (WAYNE GARDENS)	R	FT 561	23	23	0	0	49	0	49
FOREST OAK	R	FT 562	11	11	0	0	23	0	23
FOREST OAK TOWERS	R	FT 342	175	175	0	0	371	0	371
FREESTATE	R	FT 342	16	16	0	0	34	0	34
GAITHER HOUSE	R	FT 561	95	95	0	0	201	0	201
IRVINGTON FARMS (KING)	R	FT 562	9	9	0	0	19	0	19
LANIGAN	R	FT 561	5	5	0	0	11	0	11
LAKE SIDE	R	FT 561	45	45	0	0	95	0	95
LAR-KEN	R	FT 562	44	44	0	0	93	0	93
LYN-BROOK/NAGEL	R	FT 562	8	8	0	0	17	0	17
MONTGOMERY HOUSE	R	FT 561	50	50	0	0	106	0	106
OAKS @ OLDE TOWNE (CHESLINE)**	R	FT 341	72	72	0	0	125	0	125
PARK STATION	R	FT 561	386	386	0	0	818	0	818
SCHNEIDER/HOUSER	R	FT 342	33	31	2	0	66	0	66
SEIDL	R	FT 562	11	11	0	0	23	0	23
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	204	204	0	0	432	0	432
STREAMSIDE EAST	R	FT 562	237	237	0	0	502	0	502
STREAMSIDE WEST	R	FT 562	182	179	3	0	379	0	379
SUMMIT CREST	R	FT 562	232	231	1	0	490	0	490
TY GWYN (CROWN)	R	FT 562	25	25	0	0	53	0	53
WELLS	R	FT 561	18	8	10	0	17	0	17
WHETSTONE	R	FT 342	102	102	0	0	216	0	216
WOODLAWN PARK	R	FT 342	44	44	0	0	93	0	93
YOUNG (KING II)	R	FT 562	6	6	0	0	13	0	13
APARTMENT SUBTOTAL			3,645	3,627	18	0	7,285	0	7,285

DWELLING TYPE: CONDOMINIUM			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
2.12	C	MAP							
DIAMOND OAK CONDOS	C	FT 562	36	36	0	0	76	0	76
HIDDEN CREEK LAND BAY III	C	FT 563	116	0	0	116	0	246	246
VILLA RIDGE (VICTORY FARM)	C	FT 562	417	417	0	0	884	0	884
CONDOMINIUM SUBTOTAL			569	453	0	116	960	246	1,206

DWELLING TYPE: SPECIAL PLACES			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR:	H	TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
SPECIAL	C	MAP							
ASBURY NURSING HOME****		FT 562	1	1	0	0	285	0	285
WELLS-ROBERTSON HOUSE*****		FT 561	1	1	0	0	14	0	14
SPECIAL PLACES SUBTOTAL			2	2	0	0	299	0	299

\*\* POPULATION FACTOR: 1.73  
 \*\*\* CONSTRUCTED ON THE SITE THAT CONTAINED OLDE TOWNE APARTMENTS  
 \*\*\*\* POPULATION FACTOR: 285  
 \*\*\*\*\* POPULATION FACTOR: 14

NEIGHBORHOOD 1 TOTAL			6,726	6,116	43	567	14,640	1,569	16,209
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<b>NEIGHBORHOOD 2 BRIGHTON</b>	<b>DWELLING UNITS</b>	<b>CURRENT AND ESTIMATED POPULATION</b>
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.18 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.
BRIGHTON WOODS		FS 563	139	139	0	0	442	0	442
BROWN'S ADDITION		FT 341	177	177	0	0	563	0	563
SUMMIT ESTATES (DESELLUM OAKS)		FT 341	11	11	0	0	35	0	35
KRA-BAR GARDENS		FS 563	28	28	0	0	89	0	89
LONDONDERRY/WATER'S WAY		FT 341	18	18	0	0	57	0	57
MEEM'S ADDITION		FT 341	50	50	0	0	159	0	159
OBSERVATORY HEIGHTS		FT 341	60	60	0	0	191	0	191
ROSEMONT		FS 563	51	51	0	0	162	0	162
SUNNYSIDE COURTS		FT 341	18	18	0	0	57	0	57
SUMMIT HALL ESTATES		FT 341	32	32	0	0	102	0	102
SUMMIT HALL-SUMMIT PARK		FT 561	16	16	0	0	51	0	51
THOMAS ADDITION		FT 341	2	2	0	0	6	0	6
SINGLE FAMILY SUBTOTAL			602	602	0	0	1,914	0	1,914

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.78 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.
BRIGHTON EAST I CONDOS	C	FS 343	45	45	0	0	125	0	125
BRIGHTON EAST II CONDOS	C	FS 343	69	69	0	0	192	0	192
BRIGHTON EAST III CONDOS	C	FS 343	41	41	0	0	114	0	114
CEDAR VILLAGE CONDOS	C	FS 563	45	45	0	0	125	0	125
CASEY TOWNHOUSES (RENTALS)	R	FS 563	12	12	0	0	33	0	33
DEER PARK PLACE	H	FS 343	145	145	0	0	403	0	403
FOXWOOD	H	FT 341	112	112	0	0	311	0	311
SPRINGHOLLOW	H	FT 341	11	11	0	0	31	0	31
TOWNHOUSE SUBTOTAL			480	480	0	0	1,334	0	1,334

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.12 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.
DIAMOND HOUSE	R	FT 341	17	17	0	0	36	0	36
EXECUTIVE GARDENS	R	FT 561	85	84	1	0	178	0	178
ROSEDALE	R	FS 563	192	191	1	0	405	0	405
SEIDL 49 W. DIAMOND	R	FT 341	35	35	0	0	74	0	74
STRATFORD PLACE	R	FT 561	350	349	1	0	740	0	740
SUMMIT HALL	R	FT 341	22	22	0	0	47	0	47
WEST DEER PARK	R	FS 563	198	198	0	0	420	0	420
APARTMENT SUBTOTAL			899	896	3	0	1,900	0	1,900

DWELLING TYPE: CONDOMINIUM POPULATION FACTOR: H TAX 2.12 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.
FIRESIDE CONDOS	C	FS 343	258	258	0	0	547	0	547
LILAC GARDENS CONDOS	C	FT 341	31	31	0	0	66	0	66
CONDOMINIUM SUBTOTAL			289	289	0	0	613	0	613

<b>NEIGHBORHOOD 2 TOTAL</b>			2,270	2,267	3	0	5,761	0	5,761
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<b>NEIGHBORHOOD 3</b> <b>MUDDY BRANCH</b>	<b>DWELLING UNITS</b>	<b>CURRENT &amp; ESTIMATED POPULATION</b>
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.18 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP
MISSION HILLS	H	FS 341	52	52	0	0	165	0	165
WASH. VILLAGE (CRESTFIELD)		FS 342	90	90	0	0	286	0	286
SINGLE FAMILY SUBTOTAL			142	142	0	0	452	0	452

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.78 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP
BRIGHTON WEST I CONDOS	C	FS 343	49	49	0	0	136	0	136
BRIGHTON WEST II CONDOS	C	FS 343	46	46	0	0	128	0	128
BRIGHTON WEST III CONDOS	C	FS 343	49	49	0	0	136	0	136
BRIGHTON WEST IV CONDOS	C	FS 343	52	52	0	0	145	0	145
BRIGHTON WEST V CONDOS	C	FS 343	59	59	0	0	164	0	164
GATEWAY PK @ WASH CTR	H	FS 342	83	83	0	0	231	0	231
GREENS OF WARTHER	C	FS 342	159	159	0	0	442	0	442
PARK SUMMIT	H	FS 343	323	323	0	0	898	0	898
SHADY GROVE VILLAGE I PAR B	H	FS 342	177	177	0	0	492	0	492
SHADY GROVE VILLAGE II PAR 2	C	FS 342	122	122	0	0	339	0	339
SHADY GROVE VILLAGE II PAR 3	C	FS 342	108	108	0	0	300	0	300
SHADY GROVE VILLAGE III SEC.2	H	FS 342	80	80	0	0	222	0	222
TOWNS OF WARTHER	H	FS 342	335	335	0	0	931	0	931
WASHINGTONIAN TOWNS	H	FS 342	212	212	0	0	589	0	589
TOWNHOUSE SUBTOTAL			1,854	1,854	0	0	5,154	0	5,154

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.12 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP
BRIGHTON VILLAGE	R	FS 343	600	596	4	0	1,264	0	1264
GOVERNOR'S SQUARE	R	FS 343	238	238	0	0	505	0	505
LAKEWOOD COMMONS (SUB. PARK	R	FS 342	168	168	0	0	356	0	356
APARTMENT SUBTOTAL			1,006	1,002	4	0	2,124	0	2,124

DWELLING TYPE: CONDOMINIUM POPULATION FACTOR: H TAX 2.12 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP
PARK SUMMIT CONDOMINIUMS	C	FS 343	72	72	0	0	153	0	153
NEIGHBORHOOD 3 TOTAL			3,074	3,070	4	0	7,883	0	7,730

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NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
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DWELLING TYPE: SINGLE FAMILY												
POPULATION FACTOR: H				TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	
3.18				C	MAP	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.
KENTLANDS:												
GATEHOUSE				H	ES 562	146	146	0	0	464	0	464
HORSESHOE LOTS				H	ES 563	2	2	0	0	6	0	6
HILL DISTRICT II				H	ES 563	49	49	0	0	156	0	156
HILL DISTRICT III				H	ES 562	73	73	0	0	232	0	232
HILL DISTRICT IV				H	ES 562	74	74	0	0	235	0	235
LOWER LAKE DISTRICT				H	ES 563	16	16	0	0	51	0	51
MIDDLE AND UPPER LAKE (SDP-4)				H	ES 563	64	64	0	0	204	0	204
MIDTOWN PHASE I				H	ES 563	16	16	0	0	51	0	51
MIDTOWN PHASE II				H	ES 563	16	16	0	0	51	0	51
OLD FARM PHASE I				H	ES 563	17	17	0	0	54	0	54
OLD FARM PHASE II				H	ES 562	5	5	0	0	16	0	16
OLD FARM PHASE III				H	ES 562	14	14	0	0	45	0	45
TSCHIFFELY SQUARE				H	ES 562	28	28	0	0	89	0	89
KENTLANDS SUBTOTAL						520	520	0	0	1,654	0	1,654
LAKELANDS												
GATEHOUSE				H	FS122	26	22	0	4	70	13	83
GREAT SENECA NORTH (LAKELANDS RIDGE)				H	FS122	56	56	0	0	178	0	178
PHASE I SECTION 2				H	FS122	183	175	0	8	557	25	582
PHASE II SECTION 1				H	FS122	41	41	0	0	130	0	130
PHASE II SECTION 2				H	FS122	132	132	0	0	420	0	420
PHASE III SECTION I				H	FS122	40	35	0	5	111	16	127
PH. III SEC. II (LANE IN THE WOODS)				H	FS122	64	52	0	12	165	38	204
PH. III SEC. III (LANE IN THE WOODS)				H	FS122	9	5	0	4	16	13	29
LAKELANDS SUBTOTAL						551	518	0	33	1,647	105	1,752
QUINCE ORCHARD PARK:												
PHASE I				H	FS 123	119	119	0	0	378	0	378
PHASE II				H	FS 123	97	96	0	1	305	3	308
WASHINGTONIAN WOODS				H	FT 121	375	375	0	0	1,193	0	1,193
WESTLEIGH				H	FS 121	192	192	0	0	611	0	611
WOODS AT MUDDY BRANCH				H	FT 121	71	71	0	0	226	0	226
SINGLE FAMILY SUBTOTAL						1,925	1,891	0	34	6,013	108	6,122

DWELLING TYPE: TOWNHOUSES										
POPULATION FACTOR:		H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
2.78		C	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
KENTLANDS:										
GATEHOUSE	H	ES 562		46	46	0	0	128	0	128
HILL DISTRICT I	H	ES 563		10	10	0	0	28	0	28
HILL DISTRICT II	H	ES 563		43	43	0	0	120	0	120
HILL DISTRICT I (SDP) KENDRICK	C	ES 563		6	6	0	0	17	0	17
HILL DISTRICT IV	H	ES 563		23	23	0	0	64	0	64
HORSESHOE LOTS	H	ES 563		32	32	0	0	89	0	89
MIDTOWN PHASE I	H	ES 563		21	21	0	0	58	0	58
MIDTOWN PHASE II	H	ES 563		67	24	0	43	67	120	186
MIDTOWN SECTION 4				30	0	0	30	0	83	83
OLD FARM PHASE II	H	ES 562		7	7	0	0	19	0	19
OLD FARM PHASE III	H	ES 562		23	23	0	0	64	0	64
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562		21	21	0	0	58	0	58
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563		51	51	0	0	142	0	142
TSCHIFFELY SQUARE	H	FS 123		31	31	0	0	86	0	86
KENTLANDS SUBTOTAL				411	338	0	73	940	203	1,143
AMBERFIELD	H	FS 342		394	394	0	0	1,095	0	1,095
LAKELANDS										
PHASE I (SECTION 1)	C	FS 122		92	92	0	0	256	0	256
PHASE I (SECTION 2)	H	FS 122		125	66	0	59	183	164	348
PHASE II (SECTION 1)	H	FS 122		59	22	0	37	61	103	164
PHASE II (SECTION 2)	H	FS 122		147	132	0	15	367	42	409
PHASE III (SECTION 1)				41	34	0	7	95	19	114
LAKELANDS SUBTOTAL				464	346	0	118	962	328	1,290
THE ORCHARDS	H	ES 562		166	166	0	0	461	0	461
QUINCE ORCHARD PARK:										
PHASE I	H	FS 123		94	94	0	0	261	0	261
PHASE II	H	FS 123		95	54	0	41	150	114	264
TOWNHOUSE SUBTOTAL				1,624	1,392	0	232	3,870	645	4,515

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NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
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DWELLING TYPE: APARTMENTS				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP
POPULATION FACTOR: H 2.12 C TAX MAP										
KENTLANDS:										
BEACON PLACE	R	FS 123		240	240	0	0	509	0	509
GARDENS AT KENTLANDS**	R	ES 563		212	212	0	0	367	0	367
HILL DISTRICT I (KENDRICK PL)	C	ES 563		84	84	0	0	178	0	178
KENTLANDS SUBTOTAL				536	536	0	0	1,054	0	1,054
APARTMENT SUBTOTAL				536	536	0	0	1,054	0	1,054

DWELLING TYPE: CONDOMINIUM				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP
POPULATION FACTOR: H 2.12 C TAX MAP										
KENTLANDS:										
COPPERFIELD CROSSING I	C	ES 562		56	56	0	0	119	0	119
COPPERFIELD CROSSING II	C	ES 563		28	28	0	0	59	0	59
HILL DISTRICT I (KENDRICK PL)	C	ES 563		84	84	0	0	178	0	178
KENTLAND CONDOS SEC 4 (BOZZUTO)	C	FS 123		127	0	0	127	0	269	269
KENTLANDS RIDGE	C	ES 563		60	60	0	0	127	0	127
MIDTOWN SECTION 4 (CRAFTSTAR)	C	FS 123		70	24	0	46	51	98	148
KENTLANDS SUBTOTAL				425	252	0	173	534	367	901
LAKELANDS:										
GREAT SENECA NORTH	C	FS 122		159	0	0	159	0	337	337
PHASE I SEC 1, CONDOMINIUMS	C			206	60	0	146	127	310	437
PHASE I SEC 1, INC COURTS OF DEVON	C	FS 122		253	253	0	0	536	0	536
QUINCE ORCHARD PARK:										
PHASE I		FS 123		0	0	0	0	0	0	0
PHASE II-CONDOS	C	FS 123		110	0	0	110	0	233	233
TIMBERBROOK-CONDOS	C	FS 342		168	168	0	0	356	0	356
WASHINGTONIAN WOODS APTS/CONDOS	C	FS 122		200	200	0	0	424	0	424
APARTMENT SUBTOTAL				1,521	933	0	588	1,978	1,247	3,225

DWELLING TYPE: OTHER				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP
POPULATION FACTOR: H 1.00 C TAX MAP										
KENTLANDS: URBAN COTTAGES										
GATEHOUSE, OLD FARM	H	ES 563		45	26	0	19	26	19	45
HILL DISTRICT	H	ES 563		44	0	0	44	0	44	44
MIDDLE AND UPPER LAKE	H	ES 563		31	1	0	30	1	30	31
MIDTOWN, PHASE II	H	ES 563		17	1	0	16	1	16	17
LAKELANDS: URBAN COTTAGES										
PHASE I SECTION I	H	FS 122		17	10	0	7	10	7	17
PHASE I SECTION II	H	FS 122		75	0	0	75	0	75	75
PHASE II SECTION II	H	FS 122		12	0	0	12	0	12	12
PHASE III SECTION I				24	0	0	24	0	24	24
KENTLANDS: LIVE/WORK UNITS										
MIDTOWN, PHASE II	H	ES 563		30	5	0	25	5	25	30
LAKELANDS: LIVE/WORK UNITS										
PHASE I SECTION I	H	FS 122		16	16	0	0	16	0	16
OTHER DWELLING SUBTOTAL				311	59	0	252	59	252	311

NEIGHBORHOOD 4 TOTAL				5,917	4,811	0	1,106	12,974	1,005	13,979
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* UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS AND/OR FINAL SITE PLAN APPROVALS
** POPULATION FACTOR 1.73

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.  
LIVE/WORK UNITS ARE APARTMENTS ABOVE COMMERCIAL USES.

<b>CITY OF GAITHERSBURG</b> <b>JANUARY 2003</b> <b>DWELLING UNITS AND ESTIMATED POPULATION</b>
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<b>NEIGHBORHOOD 5</b>	<b>DWELLING UNITS</b>	<b>CURRENT &amp; ESTIMATED POPULATION</b>
DIAMOND FARMS		

DWELLING TYPE: SINGLE FAMILY			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.
3.18	C	TAX MAP							
BRIDLEWOOD (FERNSHIRE)	H	ES 563	80	80	0	0	254	0	254
DIAMOND COURTS		FT 121	200	200	0	0	636	0	636
DIAMOND HOUSE		FT 122	1	1	0	0	3	0	3
FERNSHIRE WOODS	H	ET 561	14	14	0	0	45	0	45
HIDDEN ORCHARDS	H	FT 121	23	23	0	0	73	0	73
HUNTER'S TRACE		FT 121	33	33	0	0	105	0	105
JOAN'S HILL		FT 122	8	8	0	0	25	0	25
LEAFY OVERLOOK		FT 122	3	3	0	0	10	0	10
LONGDRAFT ESTATES	H	ES 563	40	40	0	0	127	0	127
LONGDRAFT OAKS		FT 123	12	12	0	0	38	0	38
ORCHARD HILLS	H	FT 122	91	91	0	0	289	0	289
PHEASANT RUN	H	FT 122	152	152	0	0	483	0	483
REDA SQUARE	H	ET 561	68	68	0	0	216	0	216
SENECA RIDGE		ET 561	12	12	0	0	38	0	38
WEST RIDING		ET 561	105	105	0	0	334	0	334
SINGLE FAMILY SUBTOTAL			842	842	0	0	2,678	0	2,678

DWELLING TYPE: TOWNHOUSES			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.
2.78	C	TAX MAP							
BENNINGTON (ECHO DALE)	H	FT 122	296	296	0	0	823	0	823
DIAMOND FARMS	H	FT 121	270	270	0	0	751	0	751
DORSEY ESTATES	H	FT 122	49	49	0	0	136	0	136
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342	0	0	951	0	951
ORCHARD PLACE	H	FT 121	156	156	0	0	434	0	434
ORCHARD GLEN		FT 122	33	33	0	0	92	0	92
PHEASANT RUN (DUPLEXES)	H	FT 122	64	64	0	0	178	0	178
SENECA MEWS		FT 121	30	30	0	0	83	0	83
TOWNHOUSE SUBTOTAL			1,240	1,240	0	0	3,447	0	3,447

DWELLING TYPE: APARTMENTS			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.
2.12	C	TAX MAP							
DIAMOND SQUARE	R	FT 342	120	120	0	0	254	0	254
ORCHARD POND	R	FT 122	747	743	4	0	1,575	0	1,575
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684	0	0	1,450	0	1,450
APARTMENT SUBTOTAL			1,551	1,547	4	0	3,280	0	3,280

DWELLING TYPE: CONDOMINIUM			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.
2.12	C	TAX MAP							
POTOMAC OAKS CONDOS	C	FT 121	540	539	1	0	1,143	0	1,143

<b>NEIGHBORHOOD 5 TOTAL</b>			4,173	4,168	5	0	10,547	0	10,547
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NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
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DWELLING TYPE: SINGLE FAMILY			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.
3.18	C	MAP							
SCATTERED @ WATKINS MILL RD.		FU 341	3	3	0	0	10	0	10
SINGLE FAMILY SUBTOTAL			3	3	0	0	10	0	10

DWELLING TYPE: TOWNHOUSES			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.
2.78	C	MAP							
CARRIAGE HILL	H	FT 343	39	39	0	0	108	0	108
MONTGOMERY MEADOWS SEC. I	H	FT 343	158	158	0	0	439	0	439
MONTGOMERY MEADOWS SEC. II	H	FU 341	207	207	0	0	575	0	575
MONTGOMERY MEADOWS SEC. III (LAKEFOREST GLEN)	H	FU 341	93	93	0	0	259	0	259
WOODLAND HILLS	H	FT 343	258	258	0	0	717	0	717
TOWNHOUSE SUBTOTAL			755	755	0	0	2,099	0	2,099

DWELLING TYPE: APARTMENTS			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX			TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.
2.12	C	MAP							
HUNT CLUB	R	FT 343	336	333	3	0	706	0	706
MONTGOMERY KNOLLS	R	FT 343	210	210	0	0	445	0	445
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343	270	270	0	0	572	0	572
WINDBROOKE CONDOS	C	FU 341	130	130	0	0	276	0	276
APARTMENT SUBTOTAL			946	943	3	0	1,999	0	1,999

NEIGHBORHOOD 6 TOTAL			1,704	1,701	3	0	4,108	0	4,108
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DWELLING TYPE: SENIOR CITIZEN HOUSING*				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR:				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
	1.73	H C	TAX MAP							
ASBURY VILLAS (DUPLEXES)			FT 342	77	74	3	0	128	0	128
ASBURY			FT 562	832	832	0	0	1,439	0	1,439
ASBURY ASSISTED LIVING			FT 562	133	133	0	0	230	0	230
OAKS @ OLDE TOWNE (CHESLINE)		R	FT 341	72	72	0	0	125	0	125
GARDENS AT KENTLANDS		R	ES 563	212	212	0	0	367	0	367
APARTMENT SUBTOTAL				1,326	1,323	3	0	2,289	0	2,289

\*This table reflects data already accounted for in the previous sections.

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**DWELLING UNITS AND ESTIMATED POPULATION**

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	6,726	6,116	43	567	14,640	1,569	16,209
NEIGHBORHOOD 2	2,270	2,267	3	0	5,761	0	5,761
NEIGHBORHOOD 3	3,074	3,070	4	0	7,883	0	7,730
NEIGHBORHOOD 4	5,917	4,811	0	1,106	12,974	1,005	13,979
NEIGHBORHOOD 5	4,173	4,168	5	0	10,547	0	10,547
NEIGHBORHOOD 6	1,704	1,701	3	0	4,108	0	4,108
<b>OVERALL CITY TOTALS</b>	<b>23,864</b>	<b>22,133</b>	<b>58</b>	<b>1,673</b>	<b>55,912</b>	<b>2,574</b>	<b>58,333</b>

**APPROVED DWELLING UNITS BY HOUSING TYPE**

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	CONDOS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,388	1,122	3,645	569	2	6,726
NEIGHBORHOOD 2	602	480	899	289	0	2,270
NEIGHBORHOOD 3	142	1,854	1,006	72	0	3,074
NEIGHBORHOOD 4	1,925	1,624	536	1,521	311	5,917
NEIGHBORHOOD 5	842	1,240	1,551	540	0	4,173
NEIGHBORHOOD 6	3	755	946	0	0	1,704
<b>OVERALL CITY TOTALS</b>	<b>4,902</b>	<b>7,075</b>	<b>8,583</b>	<b>2,991</b>	<b>313</b>	<b>23,864</b>

**COMPLETED DWELLING UNITS BY HOUSING TYPE**

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	CONDOS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,297	737	3,627	453	2	6,116
NEIGHBORHOOD 2	602	480	896	289	3	2,267
NEIGHBORHOOD 3	142	1,854	1,002	72	0	3,070
NEIGHBORHOOD 4	1,891	1,392	536	933	53	4,811
NEIGHBORHOOD 5	842	1,240	1,547	539	0	4,168
NEIGHBORHOOD 6	3	755	943	0	3	1,701
<b>OVERALL CITY TOTALS</b>	<b>4,777</b>	<b>6,458</b>	<b>8,551</b>	<b>2,286</b>	<b>61</b>	<b>22,133</b>

**HOUSING TYPE BY PERCENTAGE**

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	***FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,902	20.5%	4,777	21.6%	125	7.2%
TOWNHOUSE UNITS	7,075	29.6%	6,458	29.2%	617	35.6%
APARTMENT UNITS	8,583	36.0%	8,551	38.6%	32	1.8%
CONDOMINIUM UNITS	2,991	0	2,286	10.3%	705	41%
OTHER	313	1.3%	61	0.3%	252	14.6%
<b>OVERALL CITY TOTALS</b>	<b>23,864</b>	<b>100.0%</b>	<b>22,133</b>	<b>100.0%</b>	<b>1,731</b>	<b>100.0%</b>

**Footnotes**

welling units, such as an apartment, currently used for non-residential, e.g. office or storage

\*Category of "other" referring to Urban Cottages or institution

\*\*\*Future dwelling units number includes "Other Uses Non/Res" total